157.0	0010	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	793,600 / 793,600
					USE VALUE:	793,600 / 793,600
					ASSESSED:	793,600 / 793,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
247		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOOLEY-HAYES NATHAN
Owner 2:	HAYES FRANCES COOLIDGE
Owner 3:	
Street 1:	247 WACHUSETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JOHNSON ROBERT -
Owner 2:	-
Street 1:	37 FOUNTAIN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Wood Shingle Exterior and 1994 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	373,600		420,000	793,600
Total Card	0.138	373,600		420,000	793,600
Total Parcel	0.138	373,600		420,000	793,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 398.04 | /Parcel: 398.0

Legal Description

User Acct

105308

GIS Ref

GIS Ref

Insp Date

09/14/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 157.0-0010-0006.0

!12372!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	373,600	0	6,000.	420,000	793,600	793,600	Year End Roll	12/18/2019
2019	101	FV	268,900	0	6,000.	420,000	688,900	688,900	Year End Roll	1/3/2019
2018	101	FV	205,300	0	6,000.	354,000	559,300	559,300	Year End Roll	12/20/2017
2017	101	FV	205,300	0	6,000.	324,000	529,300	529,300	Year End Roll	1/3/2017
2016	101	FV	205,300	0	6,000.	276,000	481,300	481,300	Year End	1/4/2016
2015	101	FV	196,900	0	6,000.	240,000	436,900	436,900	Year End Roll	12/11/2014
2014	101	FV	196,900	0	6,000.	222,000	418,900	418,900	Year End Roll	12/16/2013
2013	101	FV	196,900	0	6,000.	211,200	408,100	408,100		12/13/2012

PRINT

Date	Time
12/11/20	02:27:59

LAST REV

Date	Time
08/19/19	14:17:41
danam	
12372	

USER DEFINED

Prior Id # 1:	105308
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON ROBERT,	72014-122	1	12/14/2018		860,000	No	No		
TALCOTT JONATHA	70907-597		4/24/2018	Estate/Div	570,000	No	No		
TALCOTT HARRIET	33199-201		7/3/2001	Family		No	No		
	21074-281		4/1/1991		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/26/2019	556	Add Bath	50,000	C				
8/9/2018	1146	Heat App	14,000	C				
6/6/2018	741	Re-Roof	7,000	C				
4/27/2018	510	Inter Fi	40,000	C				
4/6/2018	386	Redo Bat	14,200	C				
4/28/2016	536	Manual	800					replc fron door

ACTIVITY INFORMATION

Date	Result	By	Name
9/14/2018	Meas/Inspect	DGM	D Mann
9/14/2018	Permit Visit	DGM	D Mann
6/11/2018	MEAS&NOTICE	BS	Barbara S
10/16/2008	Meas/Inspect	345	PATRIOT
3/19/1999	Meas/Inspect	268	PATRIOT
7/24/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.24829054
Const Adj.:	0.99396008
Adj $ / SQ:	167.501
Other Features:	113200
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	458993
Depreciation:	85373
Depreciated Total:	373620

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

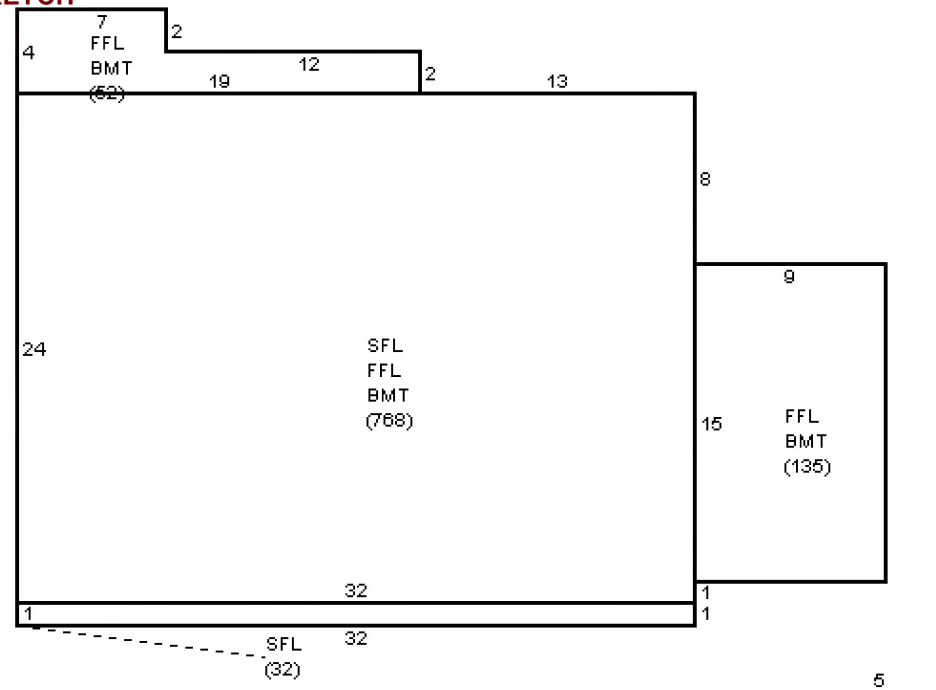
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	167.50
Special Features:	0	Val/Su Net:	137.86
Final Total:	373600	Val/Su SzAd	212.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	955	54.270	51,828
FFL	First Floor	955	167.500	159,964
SFL	Second Floor	800	167.500	134,001

Net Sketched Area:	2,710			Total:	345,793
Size Ad	1755	Gross Are	2710	FinArea	1994

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0010-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	